

029.0

0003

0004.0

Map

Block

Lot

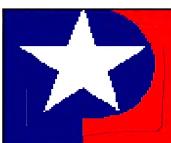
1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel
 APPRAISED: 1,016,100 / 1,016,100
 USE VALUE: 1,016,100 / 1,016,100
 ASSESSED: 1,016,100 / 1,016,100



Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
36		EVERETT ST, ARLINGTON

Legal Description						User Acct
						20024
						GIS Ref
						GIS Ref
						Insp Date
						04/08/14

OWNERSHIP

Unit #:

Owner 1: KOMBOURAS ANTONIA/TRUSTEE
 Owner 2: 36 EVERETT ST REALTY TRUST
 Owner 3:

Street 1: 36 EVERETT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KOMBOURAS GEORGE-ANTONIA -

Owner 2: -

Street 1: 36 EVERETT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 2405 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																		
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Good	SINK AND TOILET IN BSMT.																																																																																																																										
(Liv) Units: 2	Total: 2	A Bath:	Rating:																																																																																																																											
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:																																																																																																																											
Frame: 1 - Wood		A 3QBth:	Rating:																																																																																																																											
Prime Wall: 1 - Wood Shingle		1/2 Bath:	Rating:																																																																																																																											
Sec Wall:		A HBth:	Rating:																																																																																																																											
Roof Struct: 1 - Gable		OthrFix: 2	Rating: Good	RESIDENTIAL GRID																																																																																																																										
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Good	1st Res Grid Desc: Line 1 # Units 2																																																																																																																										
Color: BROWN		A Kits:	Rating:																																																																																																																											
View / Desir:		Frl:	Rating:																																																																																																																											
GENERAL INFORMATION				WSFlue:																																																																																																																										
Grade: C - Average																																																																																																																														
Year Blt: 1912		Eff Yr Blt:																																																																																																																												
Alt LUC:		Alt %:																																																																																																																												
Jurisdct: G15		Fact: .																																																																																																																												
Const Mod:																																																																																																																														
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INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																		
Avg Ht/FL: STD		Phys Cond: GD - Good		18. %		Exterior:		No Unit		RMS		BRS		FL																																																																																																																
Prim Int Wal 2 - Plaster		Functional:		%		Interior:		2		10		4																																																																																																																		
Sec Int Wall:		Economic:		%		Additions:																																																																																																																								
Partition: T - Typical		Special:		%		Kitchen:																																																																																																																								
Prim Floors: 3 - Hardwood		Override:		%		Baths:																																																																																																																								
Sec Floors:		Total:		18.6 %		Plumbing:																																																																																																																								
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 180.00				Electric:																																																																																																																								
Subfloor:		Size Adj.: 1.08659041				Heating:																																																																																																																								
Bsmnt Gar:		Const Adj.: 0.98990101				General:		Totals		2		20		8																																																																																																																
Electric: 3 - Typical		Adj \$ / SQ: 193.611																																																																																																																												
Insulation: 2 - Typical		Other Features: 115900																																																																																																																												
Int vs Ext: S		Grade Factor: 1.00																																																																																																																												
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000																																																																																																																												
Heat Type: 5 - Steam		NBHD Mod:																																																																																																																												
# Heat Sys: 2	% Heated: 100	% AC:	LUC Factor: 1.00	Adj Total: 683590	Depreciation: 127148	Depreciated Total: 556442	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor: 1.00	Before Depr: 193.61	Special Features: 0	Val/Su Net: 126.20	Final Total: 556400	Val/Su SzAd 231.35																																																																																																															
MOBILE HOME				Make:				Model:				Serial #																																																																																																																		
SPEC FEATURES/YARD ITEMS												Year:																																																																																																																		
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3	Garage	D	Y	1	19X20	A	AV	1920	21.58	T	40	104			4,900		4,900																																																																																																													
More: N				Total Yard Items:				4,900				Total Special Features:				Total: 4,900																																																																																																														
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